

architecture : planning

upp

Heritage Statement

46 Compayne Gardens Hampstead NW6 3RY



1. Introduction

- 1.1. UPP Architects + Town Planners, on behalf of the applicant, have prepared a heritage statement in relation to the full-planning application at 46 Compayne Gardens, Hampstead, NW6 3RY. This statement will detail the significance of the designated heritage asset and how the proposals will seek to retain the quality of the heritage asset.

2. The Site and Surroundings

- 2.1. The application site relates to a semi-detached, three-storey property with existing basement space located on the northern side of Compayne Gardens. This road is predominantly residential in character with the existing host property subdivided into 3 flats, one flat per level. The property is characterised with red brick and slate roofing spanning across three storeys. Towards the front, the property is characterised by a two-storey bay window, first-floor balcony and a front facing gable roof matching the character and appearance of several properties on Compayne Gardens.
- 2.2. The surrounding area is predominantly residential in character. Surrounding properties include a mixture of single-family dwelling houses, flat conversions and purpose-built flatted accommodation. The majority of properties on Compayne Gardens follow a similar architectural style to the host property suggesting they were built as part of a wider set of semi-detached properties.
- 2.3. The site is located in a highly accessible area and has a PTAL rating of 6a which is considered 'very good' access to public transport. The nearest railway station is Finchley Road Underground Station located a 5-minute walk from the application site. It is from here that connections are provided to the Jubilee and Metropolitan lines. The site is also located a 7-minute walk to West Hampstead Underground and Overground Stations. Bus stops surrounding the station provide connections to the No.13, 113, 187, 268, C11 and N113 allowing for regular bus connections to Central, West and North London. On-street parking bays are located within a controlled parking zone with parking restricted to permit holders only on Mondays to Fridays between 08:30am to 6:30pm.

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- 2.4. The application site is not listed or located within the setting of any listed buildings. The site is located in the South Hampstead Conservation Area. The site is located within flood zone 1 which is considered to be at low risk of flooding.

3. Proposal

- 3.1. The proposal includes the creation of Basement Excavation, Rear Extensions and Roof Extensions to facilitate the internal rearrangement of the property to provide 1 x 6 bedroom flat and 2 x 1-bedroom flats with associated private amenity space, cycle storage, refuse storage, off road parking spaces and soft landscaping.

4. Description of Heritage Asset

- 4.1. The site is located within the South Hampstead Conservation Area with the extent of the Conservation Area outlined within the map provided below.

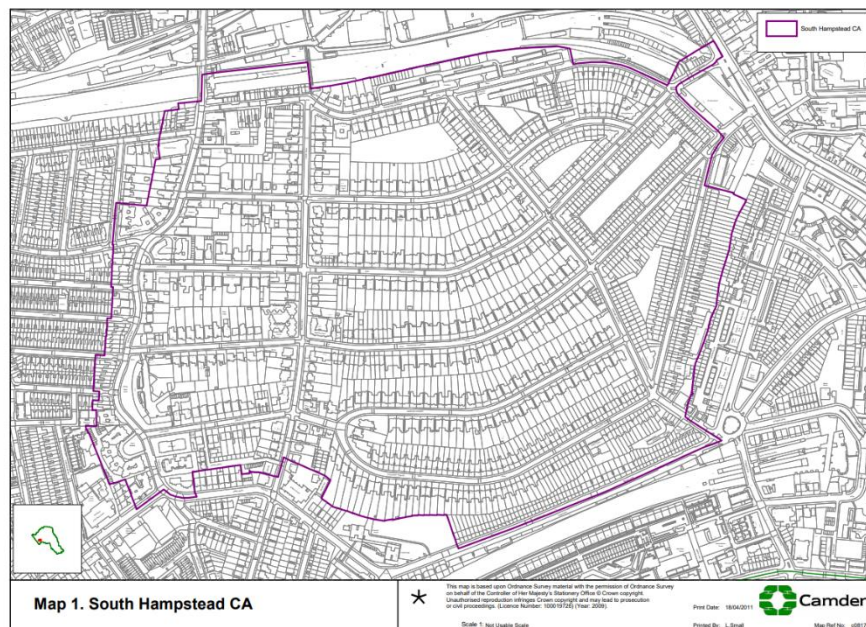


Figure 1 – Conservation Area Map

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- 4.2. South Hampstead occupies the north western corner of the London Borough of Camden. The area is characterised by a predominantly residential historic character which is an immediate contrast to the bustling Finchley Road directly east of the conservation area.
- 4.3. The conservation area operates on an east west street plan forming a gently curving grid-iron pattern with houses arranged predominantly in terraces or as large semi-detached dwellings. The host property is located on the northern, inner side of the gently curving Compayne Gardens.
- 4.4. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, ironwork, and elaborate timber doors and windows.
- 4.5. The site is located in the Central Wedge South Hampstead Conservation Area Character Area outlined as the most ornate and attractive in the area with animated roofscapes, timber and ironwork porches, typically late 19th century multi-paned sashes and gaps between houses contributing to character. Semi-detached properties located on Compayne Gardens between Priory Road and Fairhazel Gardens are of similar massing, height and materiality creating a level of uniformity on this section of road which is considered to contribute to the . There are examples of detached properties on the western end of this section which follow close to the junction with Priory Road and adjacent to No.63 and No.72.
- 4.6. The property is outlined as a positive building in the conservation area townscape. The property matches the character of many of the properties in the Conservation Area with red brick, ironwork and a timber porch. Original front facing boundary treatments and windows have been altered and removed over the course of the building's history including the removal of windows on the front facing gable consistency found on other properties on the road, including the attached neighbouring building at No.48.

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5. Analysis

- 5.1. The following section outlines the proposed changes to the property known as No.46 Compayne Gardens and how the proposals will have an acceptable impact on the character and appearance of the conservation area.

Basement Extensions

- 5.2. The South Hampstead Conservation Area Character Appraisal states the following:

“In recent years, South Hampstead Conservation Area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. Some of these (e.g. on Aberdare Gardens) are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.

Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.”

- 5.3. It is considered that the character appraisal places emphasis and concern on the loss of ‘serene, leafy character of front and rear gardens’ within the conservation area. The proposed basement seeks to introduce two front facing lightwells and one rear facing lightwell. The front facing lightwells will provide natural light for two bedrooms and the rear facing lightwell will provide natural light for a large entertainment room.
- 5.4. In regard to the front lightwells, by virtue of their siting, these lightwells will be the most visible from the streetscene. Therefore, their design and size have been minimised as much as possible with consideration of guidance provided in the Basements SPD (2021). The front lightwells align with the existing window arrangements sited either side of the front entrance

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to the ground floor flat to create cohesive alignment with the existing façade. The lightwells extend to a depth of 1m and will be characterised by metal overhead grilles. The limited depth seeks to retain as much front garden space as possible to maintain soft landscaping and natural screening where possible. This will seek to ensure the serene, leafy character of the conservation area is maintained.

- 5.5. It is noted that the existing front boundary wall will be retained and will not be altered or changed as part of the proposal, maintaining the quality of the frontage on Compayne Gardens.
- 5.6. The use of a metal grille seeks to reduce the presence and visual clutter at ground floor level given the front garden is of a moderate size. While railings are a common feature on the streetscene and can be found at first and second floor levels to the front of the property, it is considered railings will increase the visibility and prominence of the lightwells within the conservation area. Therefore, floor level grilles are considered the most appropriate option.
- 5.7. The rear lightwell is sited towards the western site boundary adjacent to No.48 infilling the existing gap between the ground floor rear extension and site boundary with No.48. By virtue of the lightwells siting, the lightwell will have a reduced impact on the character and appearance of the conservation area as it will be completely hidden from any public view. The lightwells siting between the boundary and the ground floor rear extension will screen the lightwell meaning that the lightwell will only be visible for No.46 and 48 Compayne Gardens. While it is acknowledged the rear lightwell forms a larger overall size, it is considered that the siting of this lightwell will result in limited visibility within the wider context of the conservation area.
- 5.8. It is noted that existing plots are relatively spacious with larger garden contributing to the serene, leafy character of the conservation area. While the lightwell will reduce the amount of garden area, the proposals will reduce an existing area of existing hardstanding which does not contribute to the greenery of the rear of the property. The majority of the rear garden will be retained as soft landscaping and contribute to the leafy and spacious character of the conservation area. Therefore, it is considered that the conservation area will retain its character and appearance with the retention of a long, undeveloped rear garden.

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5.9. While it is acknowledged that the basement forms a significant extension to the property, it is noted that the property is substantial in size and occupies a large plot. The plot is characterised by a long, thin garden which will be maintained following the development with neighbouring gardens remaining leafy in character. Therefore, it is considered that the proposed basement extension is compatible with the size of the property and the character and appearance of the conservation area will be maintained at an acceptable level.

5.10. It is noted that the applicant is willing to provide construction method statement by request from the Council or secured via condition to ensure that neighbouring properties are safely retained and supported during and after construction to maintain the character and appearance of the conservation area.

Rear Extensions

5.11. The proposal seeks to remodel an existing rear extension to create an enhanced design adopting an altered fenestration arrangement and roof form.

5.12. The extension does not seek to expand the footprint of the existing extension. Therefore, the proposals will result in limited additional massing with the retention of garden space. Slight additional massing will be found in the additional proposed height of 0.4m created by a slightly higher eaves height. The additional height will match or be of similar eaves height of surrounding extensions and rear bay windows reaching 3.0m in height. The rear bay window is considered to be a positive feature which contributes to the character of the conservation area and therefore this will be retained.

5.13. It is noted that the rear extension, by virtue of its siting, is hidden from the streetscene and will only be visible from the rears of properties fronting Compayne Gardens and Fairhazel Gardens. The extension will not result in an increase in hardscaping or loss of rear garden areas. In addition, the architectural approach seeks to introduce a higher quality extension in comparison to the existing extension through use of different materials, building form and fenestration arrangement. The extensions siting towards the rear is considered to provide an opportunity to integrate a modern design approach which will not have an adverse impact on the character and appearance of the conservation area.

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- 5.14. In regards to materiality, the proposed extension seeks to utilise light brown brick to match the existing property and a sedum roof. These are considered high-quality materials which complement the existing material palette found within the conservation area while promoting biodiversity at roof level. London stock brick tends to be commonly found on the rear elevations of dwellings in the conservation area and the use of a light brown variation is considered to complement the tone of London stock brick. Aluminium framed double-glazed windows characterise the extension which is considered to be of a high-quality material choice to match the modern appearance of the extension. Therefore, it is considered these material choices conform with the existing character of the conservation area.
- 5.15. While the extension will incorporate a modern design approach and characteristics, it is considered that the use of traditional materials creates a sympathetic extension which enhances the rear setting and the wider conservation area.

Roof Extensions

- 5.16. The proposed roof extensions seek to erect two rear facing dormer windows and one rear facing conservation style rooflight serving a unit located within the loft space.
- 5.17. The proposed extensions seek to replicate the size, positioning and materiality of the dormer windows approved under 2015/1994/P. The dormer windows will be subordinated in size and will be made with a lead roof, facing and cheeks alongside painted hardwood sash windows. This will ensure traditional materials are used which complement the host property and conservation area. The proposed rooflight will be a conservation style rooflight to minimise its appearance and impact on the conservation area.
- 5.18. The decision notice relating to 2015/1994/P stated the following:

“The majority of properties along both sides of Compayne Gardens have undertaken loft conversions with a combination of rooflights, dormers and inset balconies. The attached building at 48 Compayne Gardens has a large rear box dormer and rooflights on the rear, side and front elevations. While the proposed rear dormers would not conform with CPG1 (Design) in that they would not be set at least 500mm below the ridgeline, they would be

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acceptable in this instance due to the shallow height of the roof, given that they would follow the prevailing pattern of development and would be in line with the window openings on the rear elevation below.... As such, the proposed changes at roof level would preserve the character and appearance of the South Hampstead Conservation Area."

- 5.19. Therefore, proposed alterations to the roof have been previously assessed as acceptable in relation to the character and appearance of the conservation area
- 5.20. Towards the front elevation, the proposals seek to reinstate a vaulted ceiling to allow for double height, timber windows to be incorporated into the property. It is noted that this forms an original feature on semi-detached properties on Compayne Gardens with the majority of properties retaining this feature on the front elevation. In the case of No.46, this feature was removed with a white painted render and wood finish applied to the front facing gable. It is considered that reinstating this feature will promote the uniformity and enhance the setting of the Conservation Area through reinstating an original feature in a prominent location.

6. Conclusion

- 6.1. The proposal is considered to maintain the character and appearance of the conservation area through careful consideration of the size and massing of extensions, the material choices and the retention of softy landscaping and garden areas.
- 6.2. Therefore, it is concluded that the proposed development will have an acceptable impact on the South Hampstead Conservation Area.

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